Wincolmlee Conservation Area Adoption Statement

Statement of Special Interest: The special interest of Wincolmlee Conservation Area is formed by:

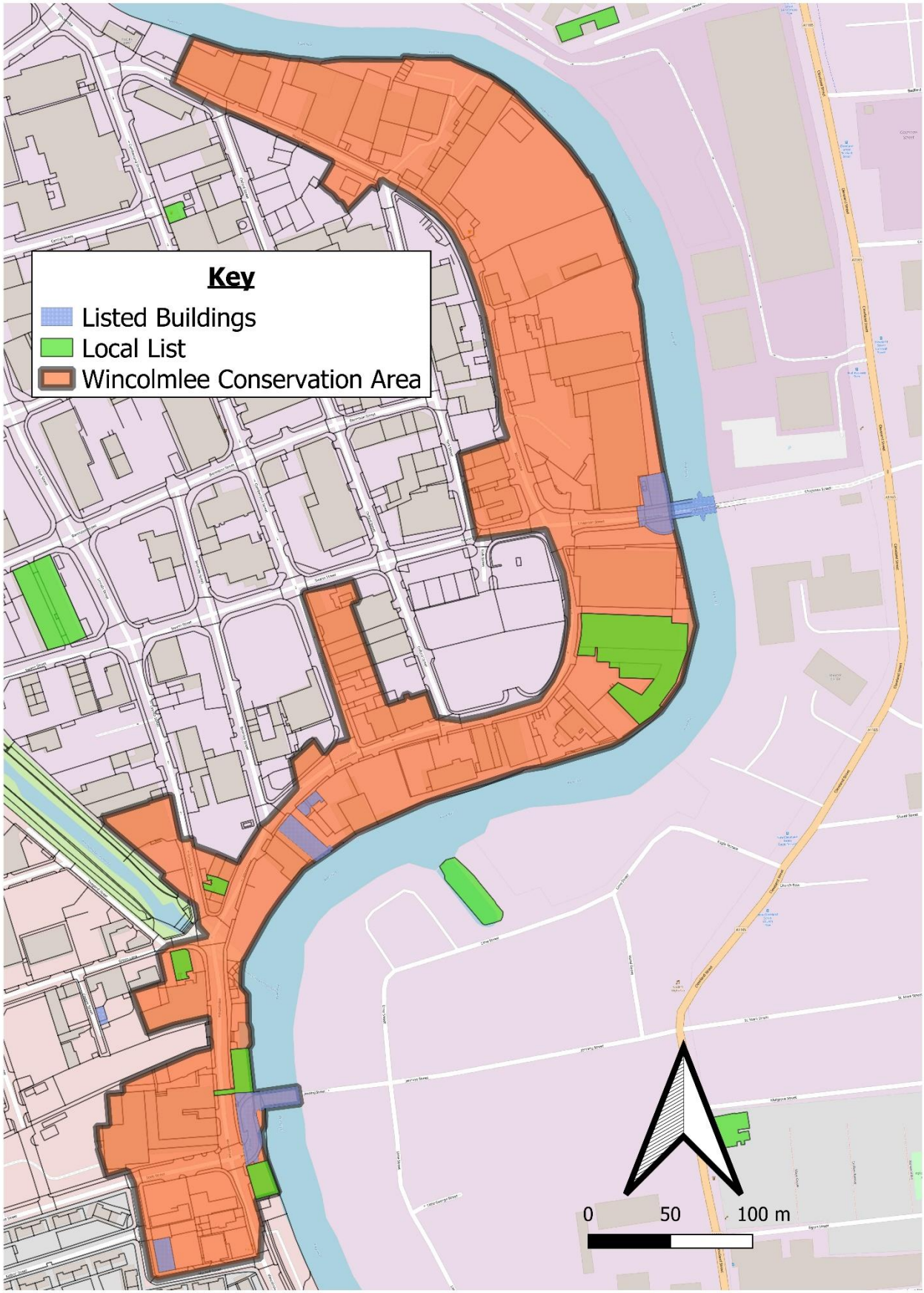
- The grouping of national and locally listed 19th and early 20th century industrial buildings.
- The Victorian and Edwardian industrial character of Wincolmlee.
- The contribution made by public houses and bridge.
- How the industrial layout extends along the riverside.

Reasons for Adoption: The May 2023 review of the Hull Local Heritage List identified that where a Local Listed building is located outside of a Conservation Area there are limited constraints against demolition. For instance, the Former Warehouse at Anderson Wharf, Wincolmlee, was demolished in 2008, and the St George Public House in 2022. As such, without additional constraints against demolition buildings on the Local List remain at risk against demolition. The introduction of the Conservation Area would introduce relevant constraints for demolition.

Area: A geographic area extending from the North of Wincolmlee, near the junction of Oxford Street, extending south to the junction of Machell Street, is proposed for designation. This would include elements of late 19th and early 19th century buildings to the west and east side of Wincolmlee, and exclude modern elements. It would also include a small section of Machell Street & Catherine Street, warehouse on Lincoln Street and section of 19th century buildings on Cumberland Street.

Historic Context – Prior to c.1780 the boundary of Hull was restricted to within the Medieval town walls. The suburbs of Hull were made up of scattered Villages and Parishes, such a Sculcoates and Drypool. The area was predominantly rural, but with a small number of light industries, such as windmills. Following 1780 Hull started to become an industrial town. Industrial and residential development gradually expanded north along the banks of the River Hull, and east into the area of Holderness. The mid to late 19th century saw an exponential growth of what become the City of Hull. The banks of the River Hull became a densely populated residential and industrial area, formed by Mills, Silos and Warehouses. The Second World War resulted in significant bomb damage to Hull's industries, followed my mass slum clearances and delivery of regeneration plans from the 1950s through the late 1970s. As a result large areas of Hull's Victorian industrial heritage has been lost. Elements of the remaining late 18th and 19th century heritage are preserved with the Old Town Conservation Area, which includes warehouses lining the High Street and remaining elements of interest associated with Hull Docks. Sculcoates Conservation Area also includes a small element of industrial heritage in the region of Sculcoates Lane and Air Street.

Map:


Key
Listed Buildings
Local List
Wincolmlee Conservation Area
0
50
100 m

Character: The area retains a strong industrial character associated with the late 19th and early 20th century developments along the banks of the River Hull. A particular characteristic is the presence of red brick Mills and Warehouses, along with a small number of remaining public houses and commercial buildings from the period.

Nationally Designated Buildings: The geographical area consists of five Grade II Listed Buildings:

- Remaining section of Scott Street Bridge, Wincolmlee
- High Flags Mill, Wincolmlee
- 196 Wincolmlee
- Sculcoates Bridge
- Former Hull Hydraulic Power Company Premises, Catherine Street

Local Listed Buildings: The area also includes four buildings featured on the Hull Local Heritage List:

- Grosvenor Mill, Wincolmlee
- Central Buildings, 1 Green Lane
- The Whalebone, 165 Wincolmlee
- Wincolmlee, Warehouse & Cottage, No.260

Positive Interest Buildings: Buildings which positively contribute towards the special interest of the Conservation Area include:

- Maizecor Mill & Engineer works
- No205 & Fast Glass, Wincolmlee
- Warehouse & Cottage, No.260, Wincolmlee
- 386 Wincolmlee. 19th century warehouse.
- No.388 Wincolmlee. 19th century warehouse.

Key Management Priorities:

- To avoid the demolition and re-use buildings which positively contribute towards the special interest of the conservation area.
- Support the integration of new development and uses into the special interest of the area.
- To guide on the regeneration of Wincolmlee.

Figure 1 - Former Bay House and adjoining early 20th century buildings.

Figure 2 - Late 19th/early 20th Century Maizecor Mill & Engineer works - not designated.

Figure 3 Central Buildings, No.1 Green Lane - Local List

Figure 4 - Early 20th buildings at junction of Wincolmlee & Lincoln Street, including Bay Horse.

Figure 5 - 196 Wincolmlee - Grade II

Figure 6 - High Flags - Grade II

Figure 7 Pulse - 1950s Warehouse

Figure 8 No.205 & Fast Glass, Wincolmlee - Late 19th /early 20th buildings - No designation.

Figure 9 - Warehouse & Cottage, No.260, Wincolmlee – Hull Local Heritage List.

Figure 10 - 19th Century buildings to rear of No.260.

Figure 11 - No.328 Wincolmlee (Not designated).

Figure 12 - 386 Wincolmlee. 19th century warehouse. Not designated.

Figure 13 - No.388 Wincolmlee. 19th century warehouse. Not designated.